

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$36,391,977**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	89.78 %	92.92 %	16	92.07 %	29	31	
% of Funds Disbursed	83.95 %	87.33 %	17	84.14 %	39	42	
Leveraging Ratio for Rental Activities	9.57	7.78	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	83.79 %	93.20 %	14	81.45 %	30	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.40 %	74.93 %	3	69.74 %	92	89	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.82 %	82.07 %	2	80.97 %	82	78	
% of 0-30% AMI Renters to All Renters***	67.75 %	50.76 %	3	45.50 %	87	84	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.73 %	97.38 %	12	95.55 %	45	46	
Overall Ranking:			In State:	3 / 19	Nationally:	93 92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,699	\$27,206		\$26,831	710 Units	24.90 %	
Homebuyer Unit	\$9,099	\$16,143		\$15,029	1,029 Units	36.00 %	
Homeowner-Rehab Unit	\$15,384	\$15,345		\$20,806	360 Units	12.60 %	
TBRA Unit	\$3,499	\$4,019		\$3,228	757 Units	26.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$134,651	\$141,579	\$22,410
State:*	\$148,085	\$103,120	\$23,596
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	80.9	84.4	85.0	57.7	Single/Non-Elderly:	43.7	30.2	19.4	32.4
Black/African American:	3.6	2.3	2.5	12.7	Elderly:	22.8	1.2	31.1	2.8
Asian:	0.7	1.1	1.4	0.0	Related/Single Parent:	17.0	22.1	17.5	59.2
American Indian/Alaska Native:	0.1	0.6	0.0	0.0	Related/Two Parent:	5.7	39.1	26.4	2.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	1.4	Other:	10.8	7.4	5.6	2.8
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.3	0.0	0.0	0.0					
Black/African American and White:	0.3	0.3	0.0	1.4					
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.4	0.3	2.8					
Asian/Pacific Islander:	0.0	0.5	0.0	0.0					
ETHNICITY:									
Hispanic	13.6	10.4	10.8	23.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	67.9	28.5	34.7	35.2	Section 8:	22.1	1.0 [#]		
2 Persons:	14.8	16.5	21.7	33.8	HOME TBRA:	3.7			
3 Persons:	8.8	20.2	16.7	18.3	Other:	35.1			
4 Persons:	5.3	20.5	13.9	8.5	No Assistance:	39.1			
5 Persons:	2.0	10.4	7.5	2.8					
6 Persons:	0.7	3.1	3.6	1.4					
7 Persons:	0.0	0.7	1.4	0.0					
8 or more Persons:	0.4	0.0	0.6	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium

State: MA

Group Rank: 93
 (Percentile)

State Rank: 3 / 19 PJs

Overall Rank: 92
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	83.79	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	92.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.82	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	98.73	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	2.6	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

